

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): El Cajon

State: CA

PJ's Total HOME Allocation Received: \$11,242,082

PJ's Size Grouping*: C

PJ Since (FY): 1993

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	86.42 %	91.11 %	64	91.92 %	18	15	
% of Funds Disbursed	83.51 %	82.09 %	37	82.65 %	41	43	
Leveraging Ratio for Rental Activities	3.01	5.72	53	4.67	42	36	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.27 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	91.69 %	62.86 %	16	68.72 %	86	90	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.82 %	77.58 %	45	79.93 %	40	44	
% of 0-30% AMI Renters to All Renters***	63.64 %	40.22 %	14	44.94 %	76	81	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.30 %	1	94.87 %	100	100	
Overall Ranking:			In State:	7 / 92	Nationally:	88 89	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$75,636	\$32,812		\$25,717	11 Units	3.40 %	
Homebuyer Unit	\$55,518	\$20,065		\$14,669	96 Units	29.90 %	
Homeowner-Rehab Unit	\$19,488	\$26,734		\$20,391	214 Units	66.70 %	
TBRA Unit	\$0	\$2,804		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Cajon CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,399	\$200,919	\$21,882
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	2.2 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	63.6	61.5	88.8	0.0	Single/Non-Elderly:	0.0	17.7	7.9	0.0
Black/African American:	0.0	5.2	0.9	0.0	Elderly:	0.0	0.0	76.6	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	27.3	24.0	2.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.5	0.0	Related/Two Parent:	72.7	51.0	10.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	7.3	2.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.5	0.0					
Asian and White:	0.0	1.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.5	0.0					
ETHNICITY:									
Hispanic	36.4	31.3	8.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	0.0	17.7	58.9	0.0	Section 8:	81.8	0.0 [#]		
2 Persons:	9.1	20.8	27.1	0.0	HOME TBRA:	0.0			
3 Persons:	9.1	19.8	2.8	0.0	Other:	0.0			
4 Persons:	36.4	19.8	3.7	0.0	No Assistance:	18.2			
5 Persons:	18.2	16.7	3.7	0.0					
6 Persons:	9.1	1.0	2.8	0.0					
7 Persons:	9.1	2.1	0.5	0.0					
8 or more Persons:	9.1	2.1	0.5	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		8		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Cajon State: CA Group Rank: 88
(Percentile)
State Rank: 7 / 92 PJs Overall Rank: 89
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	91.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.82	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

